

**TOWN OF EASTON, MARYLAND  
WORKSHOP  
Easton Council's Chambers**

September 14, 2010

**PRESENT AT CONVENING**

Mayor Robert C. Willey  
Councilmember Ms. Kelley Malone  
Councilmember Len Wendowski

Councilmember Pete Leshar arrived at 6:01 p.m.

Councilmember Megan Cook arrived at 6:13 p.m.

Also in attendance were Town Manager Robert F. Karge, Town Attorney Sharon VanEmburch, Chief Operating Officer of Miles & Stockbridge Mr. John Murray, Esq., Mr. Joseph Stevens, Esq., Mr. Joe Ross, President and CEO Shore Health System, Ms. Patti Willis, Shore Health System Vice President of Corporate Communications, Shore Health System Architect and Project Manager Mr. Tony Kelly, and County Attorney Mr. Mike Pullen, Esq.

**MEETING**

Mr. Ross stated that he has very pleased with the spirit of cooperation and the focus on getting things done. He discussed the need for Shore Health System to continue through Memorial Hospital's growth into a regional medical center.

Mr. Ross updated on the outreach of Shore Health System and the opening October 4 of the first rural freestanding emergency center in Queen Anne's County and a possible medical office building. He discussed a new facility in Denton and the modernization of a building in Centreville.

Mr. Ross stated that they are in the middle of Phase 3 of the planning for the regional medical center which is design and development. He stated that they intend to submit their letter of intent to the state in January to begin the Certificate of Need application process which is a rigorous review process. He discussed the timetable for ground breaking in 2012 with an opening date of 2015/2016. Mr. Ross stated that the second phase will involve medical offices and ambulatory care. He stated that they do not anticipate changing much on Idlewild Avenue. He stated that the new facility will be for 145 licensed beds, six stories with the ability to internally add 20 beds with all single rooms. Mr. Ross stated that the Certificate of Need is site specific and they are not evaluating other sites.

Mr. Ross thanked the staff and everyone for all the constructive dialogue and support this project has gotten as it moves forward.

Mr. Ryan Showalter, Esq., Miles & Stockbridge arrived at 6:38 p.m.

Ms. VanEmburch discussed working through the DRRA (Development Rights and Responsibilities Agreement). She briefed on the outline and table of contents and stated that in the next few months, it will be gone through in segments. She stated that the county will go through the process when their new council is seated. Ms. VanEmburch stated that at the beginning of next year, it will go to the Planning Commission then the Council will see the DRRA. It is critical that the hospital have the zoning and density in place before going forward with the CON. She discussed drafting the agreement so it works today and in future phases. Ms. VanEmburch stated that the plan shown is very conceptual and not set in stone.

Mayor Willey departed the workshop at approximately 6:45 p.m.

Mr. Stevens briefed on Phase One and the Development Rights and Responsibilities Agreement. He discussed vesting with the first phase and then additional uses. Mr. Stevens discussed future ordinances that may be passed and how they will apply to future development. Mr. Stevens

62 stated that we are vesting property and its underlying zoning; not a specific development or a  
63 PUD. He said that the agreement is substantially along.

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65 Mr. Stevens stated that impact fees will be applicable to the project as they are for any other  
66 project.

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68 Ms. VanEmburch stated that they will present the entire DRRA for reference purposes but will  
69 focus on specific sections.

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71 The next worksession is scheduled for October 12 at 6:00 p.m.

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73 **PUBLIC ASSEMBLY REQUEST**

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75 Mr. Karge asked for approval for a block party event on Standish Street Saturday, September 18  
76 2:00 p.m. to 9:00 p.m. with barricades and a live band.

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78 Upon motion by Mr. Wendowski seconded by Mrs. Cook and carried, it was the consensus of the  
79 council to approve the public assembly permit as recommended by Easton Police Department.

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81 Mr. Wendowski asked for a formal vote for the approval of a marquee project to be constructed  
82 by Logan Prettyman.

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84 It was the consensus of the Council to have Mr. Prettyman come before the council to present his  
85 project for council approval or send a picture of what is proposed.

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87 **ADJOURNMENT**

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89 The workshop was adjourned at 7:05 p.m.

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93  
94 Kathy M. Ruf, Town Clerk

